



ఆంధ్రప్రదేశ్ రాజపత్రము
THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.337

AMARAVATI, TUESDAY, MARCH 21, 2023

G.3702

NOTIFICATIONS BY GOVERNMENT

--X--

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(APCRDA)

APCRDA - CONFIRMATION OF DRAFT VARIATION TO DETAILED CAPITAL CITY MASTER PLAN, AMARAVATI - KRISHNAYAPALEM VILLAGE, NIDAMARRU VILLAGE AND KURAGALLU VILLAGE IN MANGALAGIRI MANDAL OF GUNTUR DISTRICT AND MANDADAM VILLAGE AND INAVOLU VILLAGE OF THULLURU MANDAL OF GUNTUR DISTRICT, NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO.1410 dt.28/10/2022 (G-1110).

File No: MAU61-PLG00TH/20/2022-DP: As per Section - 53(d) of APCRDA Act, 2014, at least five (5) percent of total area pooled under Land Pooling Scheme may be allotted for providing affordable housing for the poor. Government has issued AP Gazette No: 13 dt. 18th Oct, 2022 making certain amendments to the Act wherein the Authority may on a reference from the local body concerned or special officer or person in-charge on behalf of a local body where elected body does not exist or suo moto can propose such modification to the sanctioned Master Plan or Zonal Development Plan as it thinks fit and which in its opinion are necessary.

Later, this Authority has received resolutions from Special Officers of the respective Local bodies for incorporation of R5 - Affordable / EWS Housing Zone and for change of land use from various land uses to R5- Affordable / EWS Housing Zone.

Accordingly APCRDA proposes to create a New Zone viz R5 -Affordable/EWS Housing Zone with Zoning Regulations in the Residential use Zone by converting a part of existing land uses in the Detailed Master Plan of Capital city – Amaravati which was notified vide Guntur District Gazette extraordinary notification no.18, dt. 23.02.2016.

Having considered to create a new zone viz R5-Affordable/EWS housing Zone with Zoning Regulations(ZR) in the Residential use Zone as detailed above, the following draft variation to the land use envisaged in the Detailed Master Plan of Capital City – Amaravati which was sanctioned vide Guntur District Gazette extraordinary notification no. 18, dt. 23.02.2016, is proposed in exercise of the powers conferred under Section-41 of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014 and is published as required by the section 41(3) of said Act) and the same was approved vide resolution no.178/2022-1 dt.27.10.2022.

After approval of the above said change of land use & Incorporation of R5 along with Zoning Regulations, draft variation was notified by Govt. of Andhra Pradesh and published in Andhra Pradesh gazette extraordinary no. 1410 Amaravati, dt.28/10/2022 (G-1110), and also in Sakshi telugu daily news paper & Indian Express daily news paper on 28.10.2022 and the objections received by APCRDA within fifteen days from the date of publication in AP Gazette i.e.,11.11.2022.

This office has received a total of 5844 Objections/ Suggestions (through writing, e-mail) during the above said period. This Authority has issued notices for all the individuals who had submitted objections/suggestions to attend for hearing as per the section 41(3) of the APCRDA Act-2014. And made public announcements in villages through Public Announcement system, placed the individuals list along with hearing notice in the respective panchayat offices in the capital city villages, and also published in Eenadu telugu daily news paper and The Times of Vijayawada English daily news paper on 19.11.2022 stating that the individuals who didn't attend for hearing for various reasons may attend for hearing in APCRDA office in Vijayawada on 23-11-2022.

This Authority has conducted hearing from 14-11-2022 to 23-11-2022 and the written objections/suggestions received & the Hearing statements recorded by the Committee's of APCRDA.

In obedience to the Hon'ble High Court orders vide W.P.No.36386/2022, the local bodies had conducted the GramaSabha and this office received copies of

the Gramasabha resolutions of the Mandadam, Lingayapalem, Rayapudi, Uddandarayunipalem, Nelapadu, Thullur, Dondapadu, Abbarajupalem, Ainavolu, Venkatapalem, Malkapuram, Velgapudi, Kuragallu, Sakhamuru, Ananthavaram, Borupalem, Nekallu, Neerukonda panchayats.

The matter along with the objections/suggestions received in this office, during personal hearing and above said Panchayat Gramasabha resolutions were put up before Executive Committee of APCRDA on 17/03/2023 for approval of Confirmation of Draft Variation as per section 41(4) of APCRDA Act -2014 and the same was approved by the Executive Committee vide resolution no.189/2023.

Hence, notice is hereby given that modifications made to the Detailed Capital City Master Plan, Amaravati notified vide Gazette no.18, dt. 23.02.2016, as said above are notified under section 41(4) of APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and G.O.Ms No.95 MA & UD (CRDA-2), Dt.23/4/2016 the APCRDA, hereby makes the following variation to the Detailed Capital City Master Plan, Amaravati notified vide Gazette no.18, dt. 23.02.2016, and as required under section 41(3) of the said Act, Draft variation was previously published in Extraordinary issue of Andhra Pradesh Gazette No. 1410, Amaravathi, dt.28/10/2022 (G-1110).

VARIATION

01. Incorporation of **R5 – Affordable / EWS Housing Zone** along with the Zoning Regulations under residential Land Use Zone in detailed Master Plan of Capital City- Amaravati, notified vide Guntur Gazette Extraordinary no.18, Dt.23/02/2016. Proposed Zoning Regulations for R5 - Affordable / EWS Housing Zone are as follows:

Zoning Regulations for R5- Affordable / EWS Housing Zone		
	Regulation	Remarks
These regulations shall apply to:		
<ul style="list-style-type: none"> All new and redeveloped residential uses within the R5 – Affordable / EWS Housing Zone. 		

<ul style="list-style-type: none"> Lots zoned or re-zoned for residential uses within the R5 – Affordable / EWS Housing Zone. 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Attached (A), Semi-detached (SD), detached houses (D), Row Housing. Apartments (plots having access through existing 12m wide road) Group Development (plots having access through existing 12m wide road) 	
1.2 Conditional Uses	<ul style="list-style-type: none"> Public facilities / ATM Convenience stores Home Office Spiritual centre/Religious centre 	Subject to approval from Commissioner CRDA
1.3 Prohibited Uses	<ul style="list-style-type: none"> Service Apartments Industrial uses Printing Press, hyper Market, Shopping Mall and Cinema Hall. 	
1.4 Ancillary Uses	<ul style="list-style-type: none"> NA 	
2.0 BUILDABLE AREA (COVERAGE)		
2.1 Minimum Lot Size	<ul style="list-style-type: none"> Lot size of 40m² for all types of Residential Developments 	
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> 90 % for all types of Residential Developments 	
2.3 No. of Basements allowed.	<ul style="list-style-type: none"> Not allowed 	
2.4 Maximum Floor Space Index(FSI)	<ul style="list-style-type: none"> 1.75 for Individual Plots 2.5 for Group Development 	
3.0 BUILDING TYPE		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+1 for Individual Buildings G+3 for all other type of Developments 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor – 4.5m maximum Other Floors – 3.6m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Detached house (D) Semi-Detached house (SD) Attached house (A) and Apartment (AP) 	
3.4 Existing Buildings	<ul style="list-style-type: none"> NA 	

4.0 SETBACK (Minimum)		
4.1 Building (Above Grade)	<p>Individual Building:</p> <p>Front : 1 mt</p> <p>Side 1 : 0 mt</p> <p>Side 2 : 0 mt</p> <p>Rear : 0.5 mt</p> <p>Apartment:</p> <p>Front : 3 mt</p> <p>Side 1 : 2 mt</p> <p>Side 2 : 2 mt</p> <p>Rear : 2 mt</p> <p>Group Development Scheme:</p> <p>Front : 3 mt</p> <p>Side 1 : 3 mt</p> <p>Side 2 : 3 mt</p> <p>Rear : 3 mt</p>	
4.2 Basement Setback	<ul style="list-style-type: none"> • NA 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> • NA 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> • 3 mts 	
5.0 SERVICE AREA AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> • NA 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by CRDA or other relevant authorities upon review of the development application 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> • NA 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> • As proposed in the Layout. 	
6.2 Surfacing	<ul style="list-style-type: none"> • NA 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> • As proposed in the Layout. 	
6.4 Visitor Parking	<ul style="list-style-type: none"> • As proposed in the Layout. 	

accessible to specially abled		
6.5 Minimum Dimensions	<ul style="list-style-type: none"> As proposed in the Layout. 	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> As Proposed in the Layout 	
7.0 FENCING		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards as applicable shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> Front side and rear Boundary walls shall not exceed 2.0 m as applicable and shall be evaluated on case-by-case basis by CRDA or other relevant authorities 	
7.3 Materials	<ul style="list-style-type: none"> NA 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> NA 	
8.2 Public Transit	<ul style="list-style-type: none"> NA 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> As per prevalent norms 	
10.0 GREEN COVERAGE		
10.1 Minimum % of green coverage	<ul style="list-style-type: none"> NA 	
10.2 5% of Plot area as Organised open space for recreation	<ul style="list-style-type: none"> NA 	
10.3 Minimum width of organised open space for recreation. (m)	<ul style="list-style-type: none"> NA 	
10.4 Maintenance	<ul style="list-style-type: none"> NA 	
10.5 Decks as recreational facility	<ul style="list-style-type: none"> NA 	

02. The proposed Change of Land uses from U1- Reserve Zone, C5- Regional Centre Zone, I3- Non-polluting Industry Zone, C4-Town centre zone, S2- Education zone, I1-Business park zone and C3-Neighbourhood centre zone to **R5-Affordable / EWS Housing Zone** for an extent of Ac **900.97** Cents in

Krishnayapalem, Nidamaruru and Kuragallu Villages in Mangalagiri(M), Mandadam and Inavolu Villages in Thulluru(M), Guntur District is as follows.

The land use proposed in the Detailed Master Plan of Capital City – Amaravati, notified vide Guntur district Gazette extraordinary No. 18, Dated 23/02/2016 for the sites measuring to an extent of Ac 900.97 Cents in Thulluru (M) & Mangalagiri(M), Guntur district get affected as tabulated below.

Land parcels proposed for Change of Land use from the following Land uses to Residential R5 - Affordable / EWS Housing Zone				
SI. NO	Village Name	Zoning As per Notified LPS	Survey Number	Area (in Acres)
1	Krishnayapalem	U1- Reserve Zone	75(P), 69(P), 76(P), 70(P), 73(P), 77(P), 79(P)	10.18
		C5- Regional Centre	100(P),101(P),102(P),103(P),104(P),105(P),106(P),107(P),108/A (P)	16.2
		C5-Regional centre zone	30(P), 68(P), 70(P), 74(P), 69(P), 71(P), 81(P), 77(P), 76(P), 75(P), 73(P)	20.91
		C5- Regional Centre	77(P),79(P),80(P),83/A(P), 83/B(P),84(P)	25.34
2	Nidamaruru	I3- Non-polluting industry Zone	14(P),428(P),65(P),18(P),15(P),20(P),64(P),19,426(P),33(P)57(P),445(P),24,45,468(P),27(P),35(P),60(P),439(P),46,469(P),44,43,41,39,31(P),38,50(P),34(P),42(P),47,440(P),21,30,36,59,32(P),54,40,56(P),61(P),29,23,48,28(P),49(P),37,52,58,22,55,53,51(P)	196.2
		I3-Non-polluting industry zone	13(P), 3(P), 5(P), 4(P), 8, 1(P), 457(P), 456, 455, 454(P), 453(P), 9(P), 16(P), 464(P), 465(P), 466, 467, 6, 7(P), 21(P), 20(P), 32(P), 12, 11, 14(P), 15(P), 33(P), 463(P)	87.82

		I3-Non-polluting industry zone	439(P), 429(P), 428(P), 440(P), 430(P), 56(P)	12.13
		I3-Non-polluting industry zone	86(P), 63(P), 64(P), 65(P), 78(P), 79(P), 81(P), 82(P), 80(P), 83(P), 87(P), 17(P), 25(P), 77(P), 66(P), 60(P), 27(P), 18(P), 26, 24(P), 76(P), 19(P)	54.35
		I3-Non-polluting industry zone	413(P), 411(P), 408(P), 414(P), 409, 406(P), 419(P), 407(P), 420(P), 427(P), 402(P), 404(P), 349(P), 352(P), 346(P), 347(P), 350, 359(P), 351(P), 358(P), 357(P), 423(P), 405(P), 422, 424(P), 421(P), 418(P)	95.09
		I3-Non-polluting industry zone	300, 298(P), 306(P), 309, 308(P), 335, 343(P), 347(P), 310(P), 329(P), 336(P), 313(P), 345(P), 344(P), 328(P), 333(P), 334(P), 331(P), 330(P), 304(P), 302(P), 305(P), 299(P), 301(P), 317(P), 311(P), 315(P), 314(P)	82.18
		I3-Non-polluting industry zone	445(P), 429(P), 413(P), 411(P), 408(P), 414(P), 417(P), 419(P),	142.56
		I3-Non-polluting industry zone	420(P), 428(P), 469(P), 470(P), 471(P), 435, 452(P), 437(P), 436(P), 444, 433, 432, 434, 443, 438, 442(P), 431(P), 441, 418(P), 416(P), 415, 412(P)	
3	Kuragallu	C4-Town centre zone	43(P), 45(P), 44(P), 64(P), 65(P), 63(P)	12.44
		C4-Town centre zone	67(P), 79(P), 64(P), 65(P), 63(P)	12.96

		S2-Education zone	48(P), 50(P), 60(P), 61(P)	12.91
4	Mandadam	I1-Business park zone	133(P), 125(P), 496(P), 503(P), 494(P), 502(P), 495, 493(P), 498(P), 494(P), 502(P), 492(P), 500(P)	20.1
		I1-Business park zone	498(P), 509(P), 499(P), 501(P), 500(P), 508(P)	10
		C4-Town centre zone	525(P), 527(P), 526(P), 518(P), 519(P), 517(P)	17.02
		C3-Neighbourhood centre zone	372(P), 393(P), 395(P), 374(P), 377(P), 376(P), 373(P)	9.11
		S2-Education zone	576(P), 568(P), 575(P), 566(P), 567(P), 565(P)	10.32
5	Inavolu	I1-Business park zone	123(P),124(P),125(P),139(P),140(P)	1.48
		S2-Education zone	36(P), 38(P), 46(P), 31(P), 45(P), 34(P), 48(P), 49(P), 30(P), 39(P), 35(P), 33(P), 37(P)	51.67
Total				Ac.900.97 Cents

The above details of the proposed changes are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in.

Sd/-
Commissioner,
APCRDA.